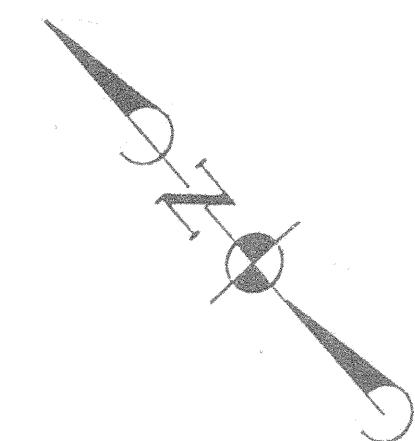
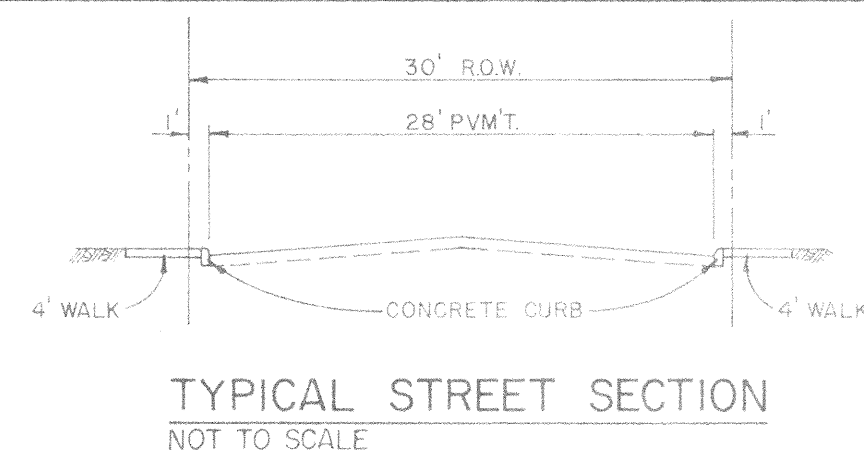
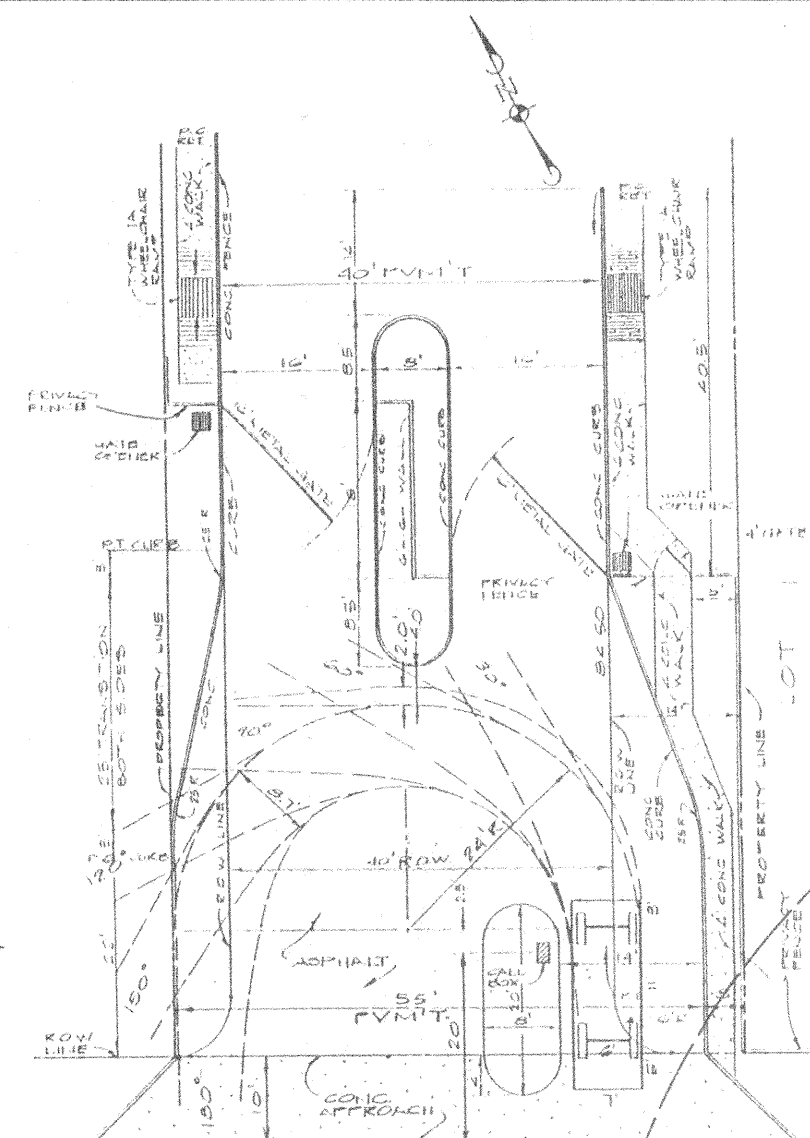
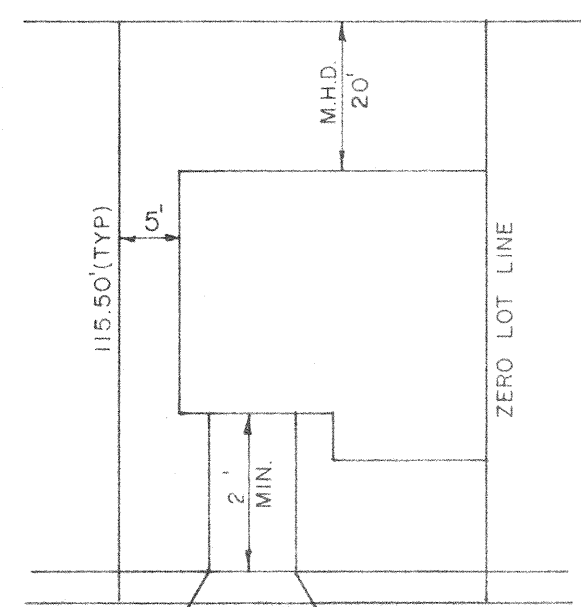


LOCATION MAP



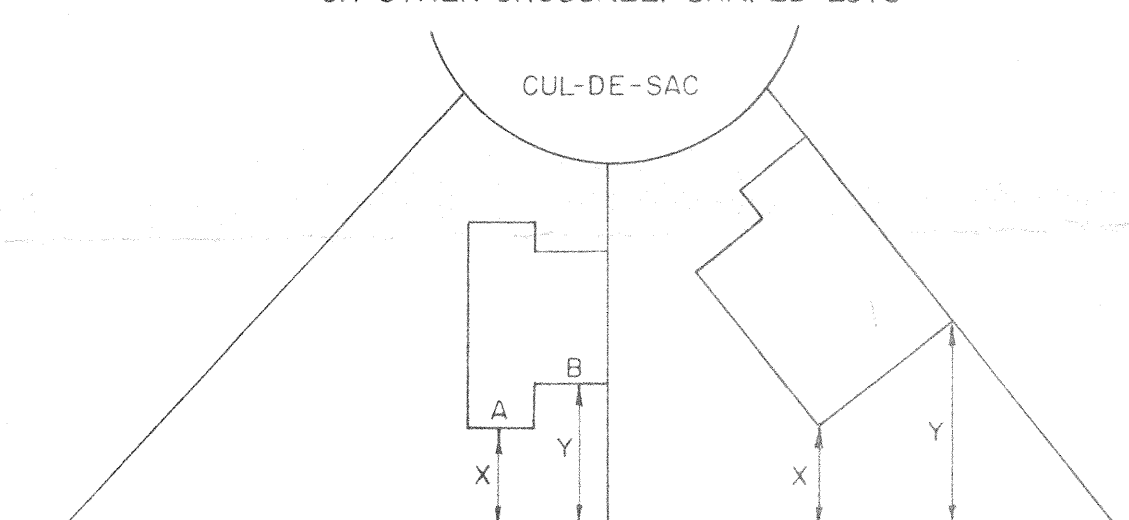
GRAPHIC SCALE

1 Inch = 50 Feet



TYPICAL LOT
NOT TO SCALE

REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



$$\text{M.H.D. } \frac{(A)(X) + (B)(Y)}{A + B} = 25' \quad \text{M.H.D. } \frac{X + Y}{2} = 25'$$

X = 20' MINIMUM

MEAN HORIZONTAL DISTANCE
NOT TO SCALE

CLEAR VISION AREA

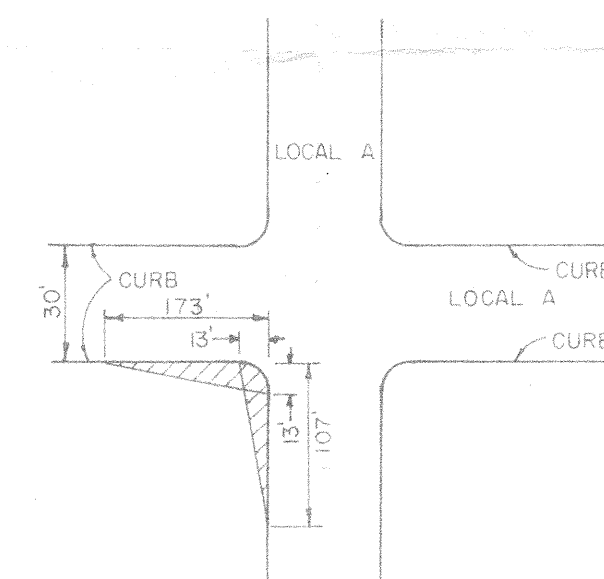
ALL CORNER LOTS WILL COMPLY WITH THE
CLEAR VISION AREA REQUIREMENTS OF SECTION
35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G LEFT - EQUATION A
RIGHT - EQUATION D

$$L = 13(\text{ISD}) \left(\frac{1}{13} + \frac{W}{2} + K_A \right) - 4 = 107\text{FT.}$$

$$R = 0.65(\text{ISD}) - (W/2 + K_D) = 173\text{FT.}$$

$$\text{ISD} = 300\text{FT.}, W = 30\text{FT.}, K_A = 7, K_D = 2$$



- 13 RESIDENTIAL UNITS

- TOTAL ACREAGE 2.48 ACRES

- MIN. TWO (2) OFF-STREET PARKING SPACES TO
BE PROVIDED FOR EACH RESIDENTIAL UNIT

- LOT 15 IS A PRIVATE STREET

- LOT 14 IS AN OPEN SPACE/COMMON AREA

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	P1-R1
MAXIMUM DENSITY ALLOWED	=	6 Units Per Acre
PROPOSED DENSITY	=	5.23 Units Per Acre
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	62%
TOTAL SPACE	=	2.48 Acres
OCCUPIED SPACE		
31 ACRES STREET PAVEMENT/ISLANDS & CONC DRAINS		
10 ACRES DRIVEWAYS (10'x35')		
54 ACRES HOUSE SLAB (INCLUDING GARAGE)		
(Typical 1800S.F.)		
95 ACRES TOTAL		
NET OPEN SPACE	=	1.53 ACRES
	=	2.48 ACRES
OPEN SPACE RATIO	=	0.62

ENVIRONMENTAL RECOMMENDATIONS

- Prior to the release of any building permits, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineer's Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits. This shall also be addressed in the Water Pollution Abatement Plans. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- In addition to the Stage 2 Stormwater Abatement Facility, a 50-foot buffer adjacent to and outside the 100-year flood plain shall be restricted in use as a building setback requirement.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscape areas shall be sensitive to minimize water needs (i.e. use of native plants).
- There will be no storage of hazardous substances on this tract.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

NOTES

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE, OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER AND SANITARY SEWER EASEMENTS.

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio

Chairman: *Debra L. Martin*
Secretary: *Bill [Signature]* Date: 5-27-98

"A PLANNED UNIT DEVELOPMENT"

REVISIONS

DESIGNED BY: R.F.K.

DRAWN BY: F.B.

CHECKED BY: R.F.K.

SCALE: AS SHOWN

DATE: MAR 1998

JOB No.: 98-03

PLYE & KLEIN
CONSULTING ENGINEERS, INC.
SAN ANTONIO, TEXAS

DEVELOPER:
GOBEL/MORRIS PROPERTIES INC.
10345 I.H. 35 NORTH
SAN ANTONIO, TEX. 78233

P.U.D. PLAN
FOR
STAFFORD HEIGHTS SOUTH

SHEET

OF

98-016